

CAPITAL DEVELOPMENT AUTHORITY
(Coordination Directorate)

Subject: MINUTES OF THE QUARTERLY BOARD MEETING HELD ON
DECEMBER 20, 1983 AT 10.00 HOURS.

The above meeting was held in the office of the Chairman. Following attended:-

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| 1. | Mr. Jan Nadir Khan,
Chairman, CDA. | In chair. |
| 2. | Brig. M. Anwar (Retd.) | Member (Tech) CDA. |
| 3. | Mr. Saghir Asad Hasan | FA/Member CDA. |
| 4. | Mr. Omar Afridi,
Administrator, ICT | Ex-officio Member |
| 5. | Mr. Mohammad Afzal
Kahut, Commissioner,
Rawalpindi. | - do - |

Director Coordination was in attendance.

2. In the opening talk, the Chairman welcomed all the Members and desired that Board meetings would be held each quarter. It was then resolved to take up the agenda points as under:

ION NO: I - DISPOSAL OF LAND.

3566/669/83

The Chairman explained the salient features of the Land Disposal Rules framed for the first time in CDA. During the course of discussion, the Commissioner Rawalpindi suggested that it should not be a binding on any government servant to restrict himself to government servants quota for allotment of residential plots. It should be open to him to apply for a residential plot out of the government servants quota or the general public quota. The suggestion was unanimously agreed to be suitably incorporated in the Land Disposal Rules.

The Administrator ICT, during the discussion of allotment of commercial plots proposed that while putting commercial plots to auction, their nature i.e. the purpose for which the plots are meant according to the overall plan of CDA should be identified clearly in the rules. The idea is that any one bidding for a commercial plot should know as to the type of business to be established in that particular commercial plot. This was agreed to be reflected in the Land Disposal Rules.

The Board having considered the Regulations for land disposal in Islamabad approved the same with the following amendments/additions:-

- 1) Under residential plots after para (2)(i)(f) add the following:

"Note. Applicants eligible for specific quota would also have the option to be considered for the 50% quota of general public instead of their respective quota."

- 2) In para (4)(d) the word "anti-state" be deleted. Sub-para (d) would thus read as under:

"Convicted of anti-social activities and heinous crimes."

- 3) Under the heading "Commercial and business plots", para (13)(a) following additions be made:-

"The bidders would bid for any plot put to auction but would have to restrict to the specific use of the plot as defined by CDA."

- 4) Under the heading "Agro-farming and Agro-Industry plots" para (26) the rates of transfer fee would be charged as under:-

i)	On first transfer.	...	Rs. 5,000/-	per acre.
ii)	On 2nd transfer.	...	Rs. 8,000/-	per acre.
iii)	On 3rd/subsequent transfer.	...	Rs.10,000/-	per acre.

- 5) Under the heading "cancellation of plots" in para 42 following addition would be made:-
"e) Non-conforming use."

- 6) Under the heading "Committees" in para (46)(A), following addition would be made:-

"4. Assistant Commissioner,
Islamabad. ... Member"

Action by D. E/M

SECTION NO: II - SUB-DIVISION OF RESIDENTIAL PLOTS.

The Chairman explained the object of this resolution. The consensus of opinion of all the Members was that this resolution be merged with the disposal of land rules.

The Administrator ICT and the Commissioner Rawalpindi suggested that sub-division of bigger plots should not be allowed as a matter of routine thereby disturbing the general layout of the Capital as initially planned and also putting unnecessary load on the services.

The Board having considered the summary on sub-division of residential plots in Islamabad took the following decision:

- 1) Plots will be allowed to be sub-divided in two portions only in the following manner:
 - a) In new sectors viz F-10 and F-11 where construction is still to be undertaken, construction of two units would only be allowed on plots measuring 1200 square yards and above. For this purpose necessary amendment in the Zoning & Building Regulations may be made by Director Architecture accordingly.
 - b) In the old sectors viz 'F' series and E-7 any one single unit of over 2,000 square yards, after sub-division should not fall below 1,000 square yards. Plots less than 1,000 square yards would not be sub-divided. However, in cases where houses have already been constructed after approval of the plan by CDA, relaxation may be made.
 - c) A sub-division charges at the rate of Rs. 5/- per square yard would be made to cater for the extra expenses to be incurred by the CDA to provide for additional man-holes for service connection.

Action by D. E/M

3568/667/83

ON NO. III - ROLE OF COOPERATIVE HOUSING SOCIETIES IN ISLAMABAD.

The Chairman explained the important aspects of the scheme and emphasized that with the increasing demand of houses due to increase in population, it has become necessary to introduce a system of low cost mass construction. Such a technology is only worth-importing if there is a sizeable number of houses to be constructed. The proposal was generally appreciated and it was decided to start a dialogue with local Housing Societies so as to bring them in line with the projected plan. It would also be necessary to streamline procedures through government channels.

Action by Dy. D.G. (Planning)

3569/669/83

ION NO. IV - REVISION OF SALE/PREMIUM RATES IN RESPECT OF PLOTS IN ISLAMABAD.

The Chairman explained the salient features of the summary which after examination was unanimously adopted.

Action by D.F.A.

ION NO. V - DEVELOPMENT OF PARK AREA INCLUDING THE SURROUNDING RURAL PERIPHERY.

3570/669/83

The Chairman spelt out the plan and also explained salient features in detail on a chart. Urgent steps are needed to be taken immediately to develop the agricultural land in Islamabad on modern scientific lines so that its produce is sufficient to meet the food requirements of the local population. The concept was generally appreciated. The Administrator ICT said that his Administration is also working to achieve the same goal. It was, therefore, decided that the efforts of CDA and ICT should be coordinated.

Action by Dy. D.G. (Planning)

ION NO. VI - POLICY REGARDING LOCATION AND OPERATION OF CABIN SHOPS, KIOSKS, TEA STALLS AND OTHER SUCH STRUCTURES IN THE CITY.

3571/669/83

The Chairman highlighted the salient points of the proposal. The Administrator ICT said that the policy in this regard should be evolved in such a manner that these structures should be located and constructed on a standard pattern and then leased out on the terms and conditions framed by CDA. Under no circumstances, people should be allowed to construct such structures at their own. The proposal was unanimously agreed and adopted.

Action by 1. Dy. D.G. (Planning)
2. D.M.A.

ION NO. VII - RE-ORGANIZATION OF CDA.

3572/669/83

The Administrator ICT pointed out that on the face of the details provided in the summary of the re-organization, it appears that creation of new Directorates will add to the existing expenditure on staffing. The Chairman then explained that the additional element inducted in the establishment as a result of re-organization is a sort of grafting to run the Authority on a pattern evolved after re-organization. This in any case is not the final shape of the organization. Simultaneously, an exercise for job evaluation is being undertaken to identify the staffing position viz a viz the actual work load. It will take about four to six months

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for the correct staffing picture to emerge. The O&M team then will be invited to carry out their evaluation of the establishment according to a set programme.

Action by D. T&E